



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
ACTION AGENDA  
THURSDAY, MAY 17, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.  NO COMMENT	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>PD 9:00 a.m.</p> <p>APPROVED</p>	<p><b>CONDITIONAL USE PERMIT MODIFICATION PLN18-00068</b> <b>COHEN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR DURAN</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Martin and Gail Cohen, for the approval of a Conditional Use Permit Modification to allow a reduction to the side yard and rear yard setback requirements on Lot 23 within the Morgan Ranch subdivision to allow the construction and installation of several small-scale residential accessory structures. Proposed improvements located within the required 5 foot side setback include a spa located 4 feet from the west side property line, and a 140 square foot shed also located 4 feet from the west property line. Proposed improvements located within the required 20-foot rear setback include the same 140 square foot shed located 9 feet-6 inches from the rear property line, a wood deck located 4 feet from the rear property line, and a gas fireplace and wood pergola located 6 feet from the rear property line. The subject property, Assessor's Parcel Number 486-030-023-000, comprises approximately 0.289 acres, is currently zoned RS-AG-B-20 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet, and a Planned Development of 2 dwelling units per acre) and is located at 3525 Arden Villa Ct., in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures, and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>PD 9:10 a.m.</p> <p>APPROVED</p>	<p><b>VARIANCE PLN18-00095</b> <b>VILLAMIL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Antonio and Josefina Villamil, for the approval of a Variance to reduce the watercourse setback requirement of 100 feet from the centerline of a man-made canal to allow a setback of 15 feet from the canal's centerline, and reduce the side setback requirement of 30 feet from the property line to allow a setback of 15 feet from the side property line, in order to construct two (2) 13-foot by 65-foot (approximately 1,690 square feet total) ground mounted solar arrays. The subject property, Assessor's Parcel Number 076-151-001-000, comprises approximately 3.22 acres, is currently zoned F-AO 4.6 (Farm, combining a minimum Building Site of 4.6 acres combining Airport Overflight) and is located at 13525 Moss Rock Drive in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures, and Class 5 – Minor</p>

	alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a> .
PD 9:20 a.m.  APPROVED	<b>VARIANCE PLN18-00134</b> <b>WALL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Scott and Jaynie Wall, for the approval of a Variance to reduce the front setback requirement of 50 feet from the property line to allow a setback of 28 feet from the property line in order to construct a 20 foot by 28 foot (approximately 560 square foot) garage addition. The subject property, Assessor's Parcel Number 071-250-053-000, comprises approximately 5.3 acres, is currently zoned F-B-100 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and is located at 22585 High Sierra View, in the Weimar area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures, and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a> .
PD 9:30 a.m.  APPROVED	<b>VARIANCE PLN18-00120</b> <b>MAUEL</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Jeremy and Heather Mauel, for the approval of a Variance to reduce the front setback requirement of 75 feet from the centerline of Gray Pine Way to allow a setback of 50 feet from the centerline of the travelled way in order to construct two (2), 20 foot by 10 foot (approximately 400 square feet total) ground mounted solar arrays. Additionally, the application includes a request for approval of a Variance to reduce the side yard setback requirement of 30 feet from the property line to allow a setback of 20 feet from the property line in order to construct a 2,825 square foot detached residential accessory structure (shop). The subject property, Assessor's Parcel Number 038-240-032-000, comprises approximately 5.3 acres, is currently zoned F 4.6 PD = 0.44 (Farm, combining a minimum Building Site of 4.6 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 11050 Gray Pine Way, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures, and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a> .

<p>9:40 a.m. BS</p> <p>CONTINUED TO JUNE 21, 2018 AT 9:10 a.m.</p>	<p><b>VARIANCE PLN18-00090</b> <b>MANCUSO</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Anthony and Ronda Mancuso for the approval of a Variance to reduce the side setback (east property line) to 5 feet, where normally 30-feet would be required, to allow for an 816 sq. ft. three car garage. The subject property, Assessor's Parcel Number 036-012-061-000, comprises approximately 2.4 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 7624 Horseshoe Bar Road, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the proposed construction is an accessory structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:50 a.m. BS</p> <p>APPROVED</p>	<p><b>VARIANCE PLN18-00117</b> <b>BELAND</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Barbara Beland, for the approval of a Variance to reduce the canal setback for the Kemper East Nevada Irrigation District (NID) canal to 25-feet centerline of the canal, where 100-foot centerline of the canal would be normally required, for the construction of a single family dwelling and craft studio. The subject property, Assessor's Parcel Number 052-340-030-000 comprises approximately .511 acres, is currently zoned RS-AG-B-10-AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 10,000 square feet; Airport Overflight) and is located at 2225 Wildberry Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:00 a.m. BS</p> <p>APPROVED</p>	<p><b>VARIANCE PLN18-00106</b> <b>CAREY</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Lincoln Carey, for the approval of a Variance to reduce the front setback to 50-feet centerline of travel way, where 80-feet from centerline of travel way would be normally required, for the construction of a 864 sq. ft. shop. The subject property, Assessor's</p>

	<p>Parcel Number 038-180-053-000, comprises approximately 1.46 acres is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 9395 Wise Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures).The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:10 a.m. BS  APPROVED</p>	<p><b>VARIANCE PLN18-00105</b> <b>LOUIE</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Timothy and Catherine Louie, for the approval of a Variance to reduce the canal setback to 25-feet (west canal) and 50-feet (east canal), where a 100-feet setback would be normally required on both canals, for the construction of a single family dwelling and an accessory building. The subject property, Assessor's Parcel Number 075-080-075-000, comprises approximately 8.3 acres, is currently zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 6475 Grass Valley Hwy., in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Small Structures).The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:20 a.m. BS  APPROVED</p>	<p><b>VARIANCE PLN18-00094</b> <b>BARTLETT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Robert and Leeann Bartlett for the approval of a Variance to reduce the side setback (north property line) to 5 feet, where normally 30-feet would be required, to allow for an 816 sq. ft. three car garage. The subject property, Assessor's Parcel Number 076-324-012-000, comprises approximately 1.77 acres is currently zoned RS-AG-B-100-AO-FH (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet or a 2.3 acre min, Airport Overflight and Flood Hazard)and is located at 6035 Stanley Drive, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>10:30 a.m. KKC</p>	<p><b>MINOR USE PERMIT MODIFICATION (PLN18-00076)</b> <b>ARROW FENCE COMPANY</b></p>

APPROVED	<p><b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Alan Harris, for the approval of a Minor User Permit Modification to construct a 7,740 square foot building on an existing developed property to expand the existing business or to rent to tenants with conforming uses. The subject property, Assessor's Parcel Number 017-210-031-000, comprises approximately 1.5 acres and is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 4025 Cincinnati Ave., in the Rocklin area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(C) of the Placer County Environmental Review Ordinance (Class 3 – New Construction). Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>10:40 a.m. KKC</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN18-00098)</b>  <b>ROSCA</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Ironim Ninu Rosca for the approval of a Variance to allow for a new single-family residence to be located 10 feet from the original high water mark of an existing pond where 50 feet is normally required and 28 feet to the edge of easement where a front setback of 80 feet from the centerline of traveled way on Ridge Road is normally required. The subject property, Assessor's Parcel Number 031-172-005-000, comprises approximately 5 acres, is currently zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 7300 Ridge Road, in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>10:50 a.m. KKC</p> <p>APPROVED</p>	<p><b>VARIANCE PLN18-00102</b>  <b>TAYLOR</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Deon and Roxanne Taylor, for the approval of a Variance to allow for two 17-foot tall light poles to remain three feet from the rear property line where a 25-foot setback is normally required. The subject property, Assessor's Parcel Number 035-311-008-000, comprises approximately .766 acres, is currently zoned RS-AG-B-40 PD=1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 8060 Shelborne Drive, in the Granite Bay area. The Zoning Administrator will also consider a finding of</p>

	<p>Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030(A) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>11:00 a.m. KKC</p> <p>APPROVED</p>	<p><b>VARIANCE PLN18-00125</b>  <b>SADDLEBACK COMMUNITY MAIL BOX</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Saddleback Home Owners Association for the approval of a Variance to allow for the replacement and reconstruction of a mailbox shelter 0 feet from the edge of easement on Blue Grass Drive where 50 feet is normally required. The subject property, Assessor's Parcel Number 076-390-001-000, comprises approximately 6.16 acres, is currently zoned F-FH-AO 4.6 (Farm, combining a Flood Hazard, combining minimum Building Site of 4.6 acres, Airport Overflight) and is located at 14545 Riva Ridge Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>11:10 a.m. KKC</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION PLN17-00384</b>  <b>KNOTTS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Wyatt and Kim Knotts, for the approval of a Minor Land Division to divide a 10.02-acre parcel into two parcels consisting of 5.30 acres and 4.71 acres. The subject property, Assessor's Parcel Number 036-031-024-000, comprises approximately 10.02 acres, is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 4651 Val Verde Road, in the Loomis area. The Parcel Review Chairman will also consider adoption of the proposed Mitigated Negative Declaration prepared for the project. Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>11:20 a.m. NS</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION PLN16-00367</b>  <b>ZIEGLER</b>  <b>GENERAL RULE EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Linda Ziegler, for the approval</p>

	<p>of a Minor Land Division to divide one existing 45-acre parcel into two equal 22.5 acre parcels. Each parcel would contain one of the two homes that are currently built on the property. Access is already available to both homes on the property via a driveway from Airport Road. Septic and water from private wells for both houses have been established. Additionally, the area west of an existing fence line, as shown on the Tentative Parcel Map, shall be recorded as a Non-Building Area so as to maintain the existing baseline activities of pasturing animals and preclude the development of any structures. The subject property, Assessor's Parcel Number 021-020-054-000 comprises approximately 44.87 acres, is currently zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 465 Airport Road, in the Lincoln area. The Parcel Review Committee will also consider a finding of exemption in accordance with Section 15061(b)(3) of the CEQA statute. The Planning Services Division contact, Nikki Streegan, can be reached by phone at (530) 745-3577 or by email at <a href="mailto:nstreega@placer.ca.gov">nstreega@placer.ca.gov</a>.</p>
<p>11:30 a.m. BS  APPROVED</p>	<p><b>MINOR LAND DIVISION MODIFICATION PLN18-00126</b>  <b>RUMBERGER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Dean and Tiffany Rumberger for the approval of a Minor Land Division Modification to allow for the placement of a solar panel array within a record riparian area. The subject property, Assessor's Parcel Number 037-103-029-000, comprises approximately 2.61 acres is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 9475 Cannonshire Court, in the Loomis area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>11:35 a.m. KKC  APPROVED</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME PMLD 20050883</b>  <b>STEVENS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, J.B. and Sue Stevens, for the approval of a Minor Land Division Extension of Time to divide a 12.3-acre parcel into four parcels consisting of 2.5 acres, 2.6 acres, 2.7 acres and 4.4 acres. The Extension of Time would provide two additional years for the completion of required improvements and recordation of the Final Map. The subject property, Assessor's Parcel Number 074-081-049-000, comprises approximately 12.5 acres is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and is located at 16174 Aurora Way, in the Meadow Vista area. The Parcel Review Committee will also consider a finding of Categorical Exemption in</p>



	<p>accordance with Section 15305 of the California Environmental Quality Act Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5 – Minor Alterations in Land Use Limitations). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at <a href="mailto:kkedinge@placer.ca.gov">kkedinge@placer.ca.gov</a>.</p>
<p>11:40 a.m. PRC</p> <p>APPROVED</p>	<p><b>CERTIFICATE OF COMPLIANCE PLN18-00020</b> <b>BRISTOW</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b> County review of the history of Assessor's Parcel Number 046-103-004-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located 7080 Barton Road in the Granite Bay area.</p>
<p>11:45 a.m. PRC</p> <p>APPROVED</p>	<p><b>CERTIFICATE OF COMPLIANCE PLN18-00061</b> <b>DAVYDENKO</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b> County review of the history of Assessor's Parcel Number 046-090-056-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created, saleable piece of land). Subject parcel is zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located at 7699 Sierra College Blvd., in the Granite Bay area.</p>
<p>11:50 a.m. PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00019</b> <b>DILL/SQUAW SUMMIT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment to Assessor's Parcel Number 096-510-019-000 to reconfigure the subject parcel. The property is zoned LDR DF=4 (Low Density Residential, combining a Density Limitation of .4 units per acre) and is located on Squaw Summit Road in the Olympic Valley area.</p>
<p>11:50 a.m. PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00163</b> <b>STEINMANN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment to Assessor's Parcel Number 090-271-015-000 to reconfigure the subject parcel. The property is zoned Residential and is located at 9730 N. Lake Blvd., in the Kings Beach area.</p>
<p>11:50 PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00080</b> <b>OLSON</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment to Assessor's Parcel Number 092-190-052-000 to reconfigure the subject parcel. The property is zoned Residential and is located at 4250 N. Lake Blvd., in the Carnelian Bay area.</p>
<p>11:50 PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00078</b> <b>CREEDEN/ACKERMAN</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p>

	<p>Minor Boundary Line Adjustment to Assessor's Parcel Number 053-090-014-000 to reconfigure the subject parcel. The property is zoned RA-B-100 DR (Residential Agriculture, combining 100,000 square feet minimum (or 2.3 acre min) and a combining Development Reserve and Airport Overflight) and is located at 13757 Bowman Road in the Auburn area.</p>
<p>11:50 PRC  APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00066</b>  <b>TRINITY PINES CATHOLIC CENTER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Minor Boundary Line Adjustment to Assessor's Parcel Number 099-030-037-000 to reconfigure the subject parcel. The property is zoned F-B-100 PD0.4 (Farm, combining minimum Building Site of 100,000 square feet (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) and is located at 28000 Rollins Lake Road in the Colfax area.</p>
<p>11:50 PRC  APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT PLN18-00056</b>  <b>FRAZIER/DYRDAHL</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Minor boundary Line Adjustment to Assessor's Parcel Number 026-231-047-000 to reconfigure the subject parcel. The property is zoned F-B-X-4.6 (Farm, combining minimum Building Site of 4.6 acres) and is located at 7860 Mt. Vernon Road in the Auburn area.</p>